

# State Land Sale STAR Academy February 12th

#### 133 ACRES NEAR CUSTER, SD.

12279 BRADY DR, CUSTER, SD 57730

**AUCTION DATE: FEBRUARY 12TH, 2021** 

TIME: 11:00AM MOUNTAIN STANDRD TIME

**AUCTION WILL BE HELD AT THE CUSTER COUNTY COURTHOUSE** 

420 MT RUSHOMORE RD., CUSTER, SD 57703

**AUCTION IS 10% DOWN WITH THE REST DUE AT CLOSING AFTER 60 DAYS** 

\$10,000 FINDERS FEE COMMISSION TO A REPRESENTED BUYER OF ENTIRE PROPERTY



The property is located approximately 5 miles south of Custer, SD on US HWY 385.



# STAR ACADEMY OVERVIEW

- Address: 12279 Brady Dr, Custer, SD 57730
- Located in the southern Black Hills of SD
- The property consists of 133 acres of prime Black Hills real estate
- Gross Square Feet
  - 168,880 square feet
    - Administrative and Main Building Service structures:
       119,263 SF
    - Buildings Associated with Physical Plant: 29,710 SF
    - Employee Housing (11 units): 19,907 SF
- Land Area 133.66 acres includes
  - Fishing pond on north end of property
  - Baseball filed and running track/trial system
- Zoning
  - Custer County generally does not have zoning requirements.
  - Custer County building code: Uniform Building Code, Vols. 1-3, IBCO, 1997, et. seq. Further information on Custer County Planning and Zoning can be found at: www.custercounrysd.com/ planning-and-economic
- Adjacent Land Uses
- Black Hills National Forest Newburg Lumber Company Mill

- Main Building: three story building with dual elevator access, flexible interior layouts with extensive windows to maximize natural light.
- Administration Building: large lobby with administrative offices.
- Employee Housing: 5/2Bed, 3/3bed,2/4bed and 1/5 Bedroom
- Parking: Ample parking with 127 parking spots onsite.

## **MAIN CAMPUS**

- 168,880 square feet of buildings
  - Administrative and main building service: 119,263 SF
  - Buildings associated with physical plant: 29,710 SF
  - Employee housing (11 units) 19,907 SF



#### **BUILDING DETAILED SQUARE FOOTAGE**

#### **MAIN STRUCTURES**

**Administration Building** 12,000 sf

Main building 44,370 sf

Food Service/MP Room Addition 12,813 sf

**Annex** 26,960 sf

**Brady Academy** 16,600 sf

**Gymnasium** 6,520 sf

#### **PHYSICAL PLANT STRUCTURES**

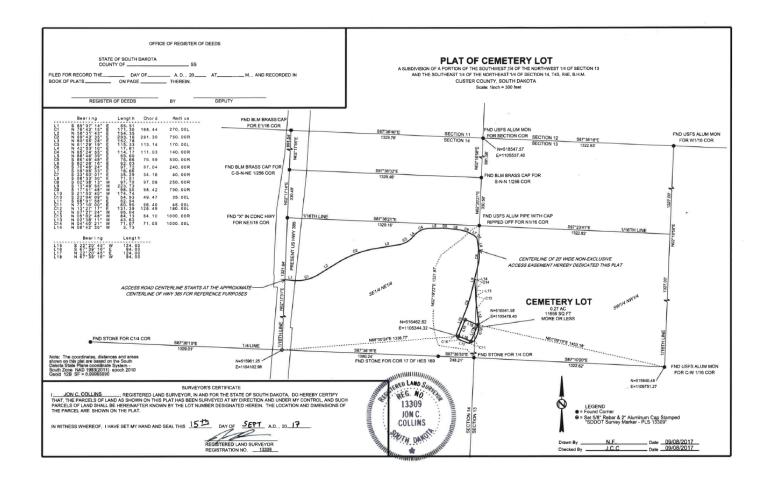
<b>Maintenance Building</b>	<b>6,426</b> sf
<b>Water Treatment Building</b>	<b>840</b> sf
<b>Wastewater Treatment Building</b>	<b>308</b> sf
<b>Generator Building</b>	<b>392</b> sf
Laundry/ Garage Building	6,664 sf
Powerhouse	<b>8,580 sf</b>
Biomass Building	4,000 sf
<b>Ground Shed</b>	<b>1,500</b> sf
Welding Shop	1,000 sf

#### **HOUSING**

#1	<b>25552 Upper Staff LN</b>	<b>2,624 sf</b>	3 bedrooms/1 bath
<b>#2</b>	25540 Upper Staff LN	<b>2,288sf</b>	5 bedrooms/1 $\frac{1}{2}$ baths
	Garage	<b>540</b> sf	
#3	25536 Upper Staff LN	<b>1,062 sf</b>	2 bedrooms/1 bath
#4	25534 Upper Staff LN	<b>1,101 sf</b>	2 bedrooms/1 bath
<b>#5</b>	25530 Upper Staff LN	912 sf	2 bedrooms/1 bath
#6	25528 Upper Staff LN	904 sf	2 bedrooms/1 bath
<b>#7</b>	12284 Brady Drive	<b>2,008</b> sf	4 bedrooms/2 bath
#8	25520 Tower Drive	<b>2,208 sf</b>	4 bedrooms/2 bath

#### **CEMETERY PLAT**

#### **(CEMETERY EXCLUDED FROM SALE)**



## **NEW ACCESS BEING SURVEYED**



The state sold 40 acres in September of 2020. In order to comply with county ordinances, the state is in the process of surveying a sixty-six foot (66') wide right of way to access that property. The property is currently being surveyed with the intention that the road could be developed into a public right-of-way by the owner in conjunction with a purchaser of the 133 acres for future development. The state will not build the road but will reserve the 66' right-of-way in the sale.



# **STATE LAND AUCTION STARTING BID \$1,000,000**

AUCTION DATE: FEBRUARY 12<sup>TH</sup> 2021 AT 11:00AM MST

AUCTION WILL BE HELD AT THE CUSTER COUNTY COURTHOUSE

420 MT RUSHOMORE RD., CUSTER, SD 57703

#### **Minimum Bid** \$1,000,000

133.39 Acres / 168,000sqft of Buildings

Located 5 miles south of Custer, SD.

**February 12<sup>th</sup> 2021 @11:00am MST** 

Auction to be held at the Custer County

Courthouse

# OFFICE OF SCHOOL AND PUBLIC LANDS – STATE OF SOUTH DAKOTA

500 East Capitol
Pierre, SD 57501
605-773-3303
www.sdpubliclands.com

#### DISCLAIMER AND RESTRICTIONS

Sale is "As is" together with all, improvements, and appurtenances located thereon, reserving, however, to the State of South Dakota right-of-way for irrigation ditches, canals, etc., as provided by SDCL 5-4-2, and subject to reservations and rights relating to deposits of coal, ores, metals and other minerals, asphaltum, oil, gas and other like substances, provided by the South Dakota Constitution Art. VIII, §19, SDCL 5-7-3 to 5-7-6, inclusive, and SDCL 5-2-12, and in any law of the State of South Dakota reserving rights of any kind in said State or any of its departments, institutions, subdivisions, funds or accounts. Sale is also subject to deed restriction on placing the land in any federal trust.

All information contained in this document and attached exhibit is believed to be accurate. The bidder is invited, urged, and cautioned to inspect the property prior to auction. Failure to inspect property shall not constitute cause for cancellation of sale.

The bidder understands and agrees that the property is offered, purchased and accepted by the buyer 11 AS IS" and "WITH ALL FAULTS". The State makes no warranties or guarantees whatsoever whether written, oral, or implied as to quality, condition or habitability.

All information contained in this notice and online was derived from sources believed to be correct, but there is no guarantee. Buyer acknowledges that he/she relied entirely on his/her own information, judgment and inspection of the property.